



**Leyburn Road**

Darlington DL1 2ES

**£180,000**







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# Leyburn Road

## Darlington DL1 2ES



- North Road Are of Darlington
- Excellent Transport & Travel Links
- Garden to Rear

- Three Bedroom Semi Detached Property
- Council Tax Band A
- Summer House

- Close to Town Centre
- Epc Rating D
- Workshop

Situated in the popular Harrowgate Hill area of Darlington, we offer this immaculately presented semi-detached house offers a delightful blend of modern living and comfort. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The heart of the home is the open plan kitchen and dining room, which has been thoughtfully updated to create a warm and inviting atmosphere, ideal for both entertaining and everyday living.

The property boasts a single reception room complete with log burning stove that provides a cosy space for relaxation, while the bathroom is conveniently located to serve the needs of the household. Outside, you will find easy-to-maintain gardens that offer a pleasant outdoor retreat, perfect for enjoying the fresh air or hosting summer gatherings.

One of the standout features of this home is the summerhouse, which comes complete with a bar and adjoined separate workshop. This versatile space can be transformed to suit your needs, whether it be a creative studio, a home office, or simply a place to unwind with friends.

Additionally, the property benefits from off-street parking, ensuring convenience for you and your guests. This semi-detached house on Leyburn Road is not just a home; it is a lifestyle choice that combines comfort, style, and practicality in a sought-after location. Do not miss the opportunity to make this wonderful property your own.

### Entrance

Composite door to side, laminate flooring and radiator.

### Lounge

14'11 x 13'02 (4.55m x 4.01m)

Upvc double glazed bay window to front, coving to ceiling, recess fireplace with log burner stove and radiator.

### Dining Area

8'11 x 14'11 (2.72m x 4.55m)

Upvc double glazed windows to side, under stairs storage. and laminate flooring.

### Kitchen

10'00 x 7'06 (3.05m x 2.29m)

Fitted with modern wall, base and drawer units with under plinth lights and contrasting worktops. Porcelain sink with mixer tap, range style cooker, space for

fridge freezer and washing machine. Concealed 3 year old, Worcester Boiler, laminate flooring and double doors to rear.

### First Floor Landing

#### Bedroom One

Upvc double glazed window to front, cast iron fireplace and radiator.

#### Bedroom Two

Upvc double glazed window to rear and radiator.

#### Bedroom Three

Three Upvc double glazed windows to side and radiator.

### Bathroom

Upvc double glazed obscure window to rear, shower cubicle with waterfall and spray, low level w.c and wash hand basin in vanity, heated towel rail, fully panelled walls and vinyl flooring.

### Externally

To the rear is mainly laid to astro turf with paved patio area, log shed and outside electricity point.

### Workshop

16'10 x 7'04 (5.13m x 2.24m)

With power and light, fixed work bench.

### Summerhouse

10'06 x 18'10 (3.20m x 5.74m)

With fixed Bar, power and light, charging sockets, laminate flooring and Upvc double doors. Plenty of room for seating.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.05 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

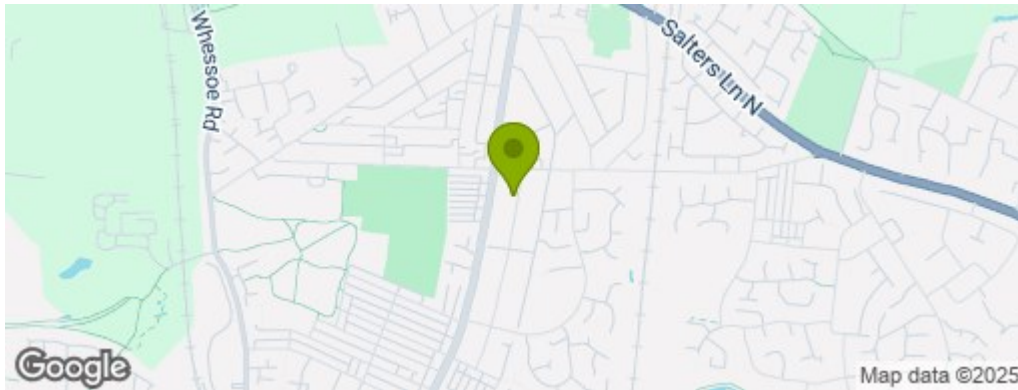
Basic  
5 Mbps  
Superfast  
80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

### Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.





## Property Information

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